

**TOWN OF DAVIE  
TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Marcie Nolan, AICP, Acting Development Services  
Director/(954)797-1103

**PREPARED BY:** David M. Abramson, Acting Deputy Planning and Zoning  
Manager

**SUBJECT:** Delegation Request: DG 10-3-07/08-11/Trotters Chase/5820  
Griffin Road/Generally located on the south side of Griffin Road, between Southwest  
58th Avenue and Southwest 61st Avenue

**AFFECTED DISTRICT:** District 2

**ITEM REQUEST:** **Schedule for Council Meeting**

**TITLE OF AGENDA ITEM:**

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A  
DELEGATION REQUEST TO VACATE AN EXISTING TWELVE (12) FOOT  
UTILITY EASEMENT LOCATED ALONG THE EASTERN BOUNDARY LINE ON  
THE PLAT KNOWN AS "TROTTERS CHASE," AND PROVIDING AN EFFECTIVE  
DATE.

**REPORT IN BRIEF:**

The owner (Trotters Chase, LLC) requests approval to vacate a twelve (12) foot utility easement located along the eastern boundary line of the plat known as "Trotters Chase." This plat was approved through resolution by Town Council of Town of Davie on January 3, 2007, however is still under review at Broward County and has not been recorded. Therefore, the requirement for easement holders to release this area is not necessary. This Delegation application is needed to ensure that the "Trotters Chase" plat is consistent with the proposed Master Site Plan application. Staff finds that the proposed amendment is consistent with the existing and proposed use of the subject site.

**PREVIOUS ACTIONS:** n/a

**CONCURRENCES:** n/a

**FISCAL IMPACT:** not applicable

Has request been budgeted? n/a

**RECOMMENDATION(S):**

Staff finds the application complete and suitable for transmittal to Town Council for further consideration.

**Attachment(s):**

Resolution; Justification letter; Plat; Future Land Use Map; and Aerial, Zoning, & Subject Site Map

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA,  
APPROVING A DELEGATION REQUEST TO VACATE AN  
EXISTING TWELVE (12) FOOT UTILITY EASEMENT LOCATED  
ALONG THE EASTERN BOUNDARY LINE ON THE PLAT KNOWN  
AS "TROTTERS CHASE," AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as "Trotters Chase" was approved through  
resolution by Town Council of Town of Davie on January 3, 2007; and,

WHEREAS, the owner desires to amend the said plat in accordance with all  
development applications associated to the development known as "Trotters Chase; and,

WHEREAS, the owner requests to vacate a twelve (12) foot utility easement  
located along the eastern boundary line associated with said plat.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN  
OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve the  
delegation request to vacate a twelve (12) foot utility easement located along the  
eastern boundary line associated with said plat. The proposed revisions being  
specifically described in the planning exhibits attached hereto.

SECTION 2. This resolution shall be recorded in the Broward County public  
records.

SECTION 3. This resolution shall take effect immediately upon its passage and  
adoption.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

ATTEST:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.



**Exhibit** (*Justification Letter*)

**Delegation Request for  
Deletion of Proposed Utility Easement  
"Trotters Chase" Plat (DG7-01-2007 - Unrecorded)**

**Justification**

The petitioner is requesting to modify the Trotters Chase plat approved by the Town Council on January 3, 2007 to delete a utility easement.

The plat was approved in advance of the site plan as expiration was imminent. While it has been approved by the Town Council and the County Commission, it has not yet been recorded. In the absence of a site plan, Florida Power and Light Company had requested a perimeter 10 foot easement and the Town Engineer had requested a 12 foot perimeter utility easement.

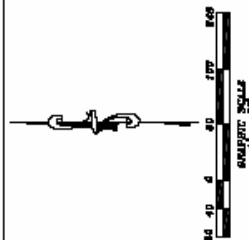
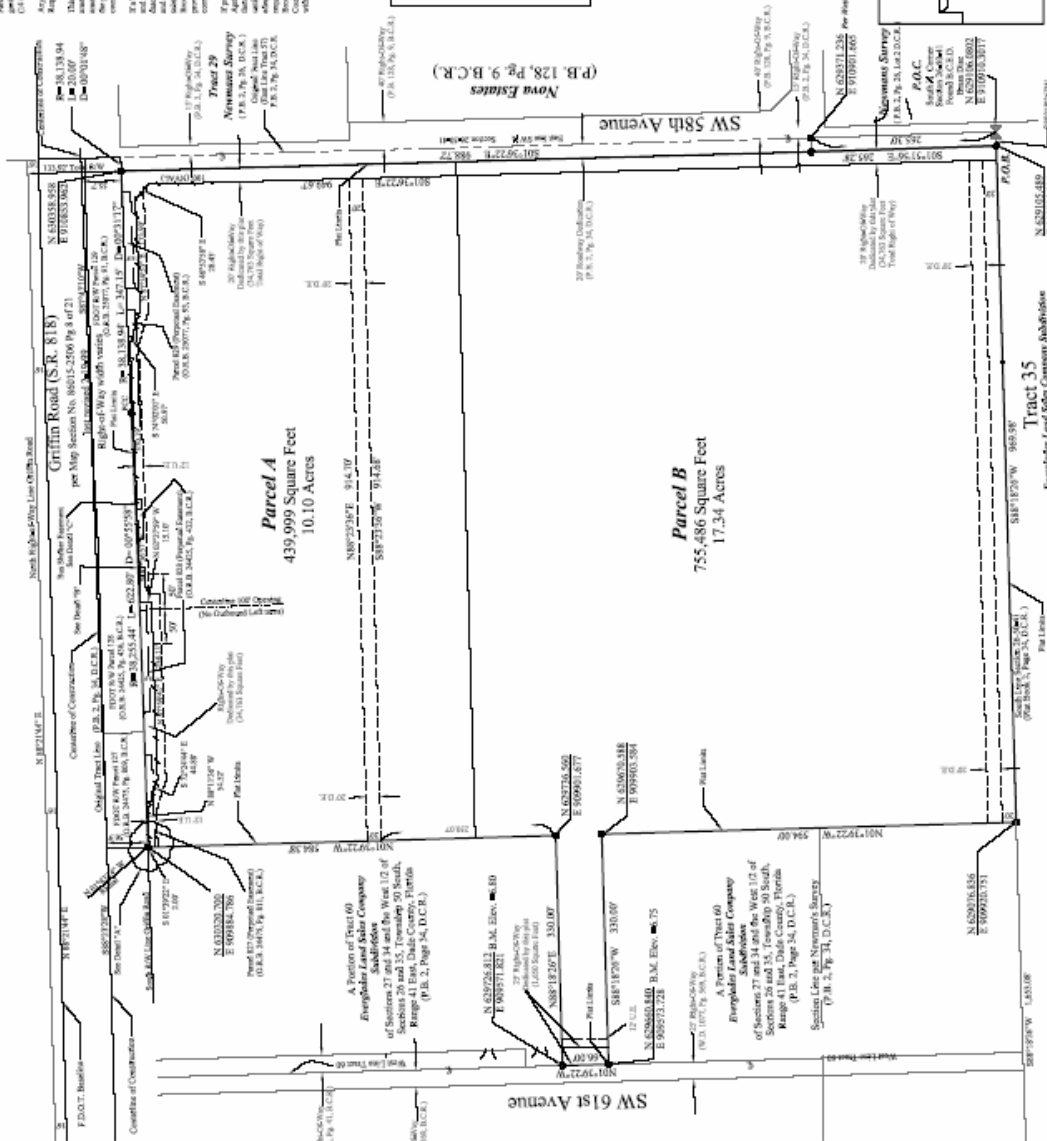
The site plan and engineering plans have since been refined and it has been determined that the utility easement along the eastern boundary of the site is no longer needed. Elimination of this easement will accommodate the 10' landscape buffer along this perimeter.

The request is to delete the 12' utility easement along the eastern side of the plat. The 12' utility easement on the north boundary (along Griffin Road) will remain on the plat. Florida Power and Light has agreed to this revision, with the understanding that additional easements may be necessary after construction is completed. Written confirmation will be provided as soon as it is available.

**Exhibit** (*Plat*)

## Trotters Chase

A replat of Tracts 57, 58, 59 and a portion of Tract 60, *Everglades Land Sales Company Subdivision*, as recorded in Plat Book 2, Page 34 of the Public Records of Dade County, Florida, lying in Section 26, Township 50 South, Range 41 East, Town of Davie, Broward County, Florida

[illegible][illegible]

This plan as recorded in its graphic form, is the official depiction of the subdivided lands described therein, and will be no instrument be applied to authority by any other graphic or digital form of the plan. There may be additional restrictions that are not recorded in this plan. That may be found in the Public Records of Broward County.

Any structure within this plot must comply with Section IV D.1.f., Developmental Metrics

No suit is required by Chapter 5, Article 38, Internal County Code of Ordinances and may be demanded by the approval of the Board of County Commissioners. The various and any amendments thereto are fully subjecting the approval level for property located within the city, and do not operate as a restriction in favor of any property owner including a owner or owners of property within the city who wish to file an appeal with the Board of County Commissioners.

[illegible][illegible]

1000 JOURNAL OF CLIMATE

***Detail "A"***  
(not to scale)

**Detail "B"**  
(not to scale)

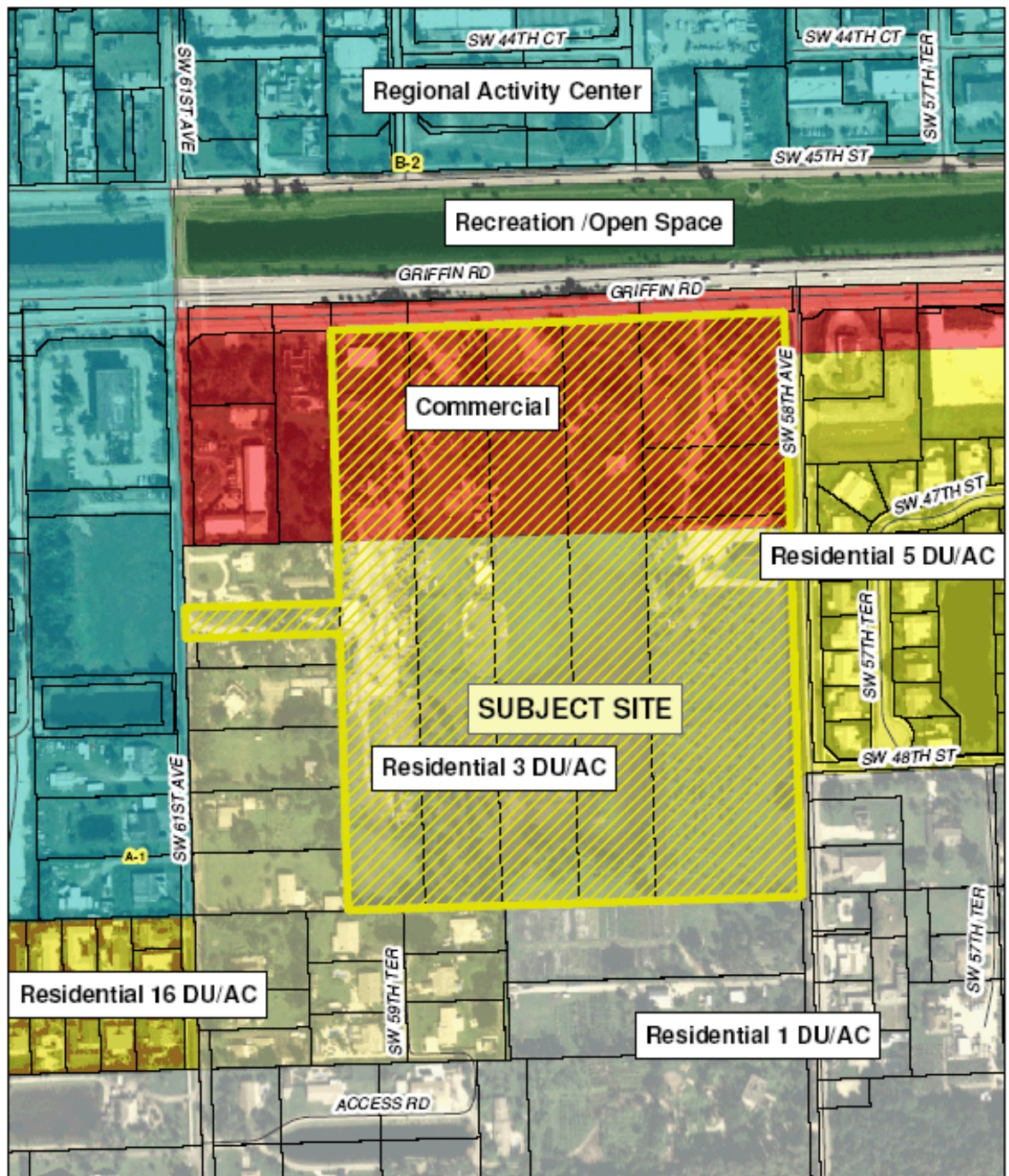
*Detail "C"* (not to scale)

**Patriot Surveying and Mapping, Inc.**  
3749 NW 124th Avenue  
Corral Springs, Florida 33085  
Phone (304) 588-8083 Fax (856) 496-8803  
LIS # 7892





**Exhibit** (*Future Land Use Map*)



Date Flown:  
12/29/06



0 150 300 600  
Feet

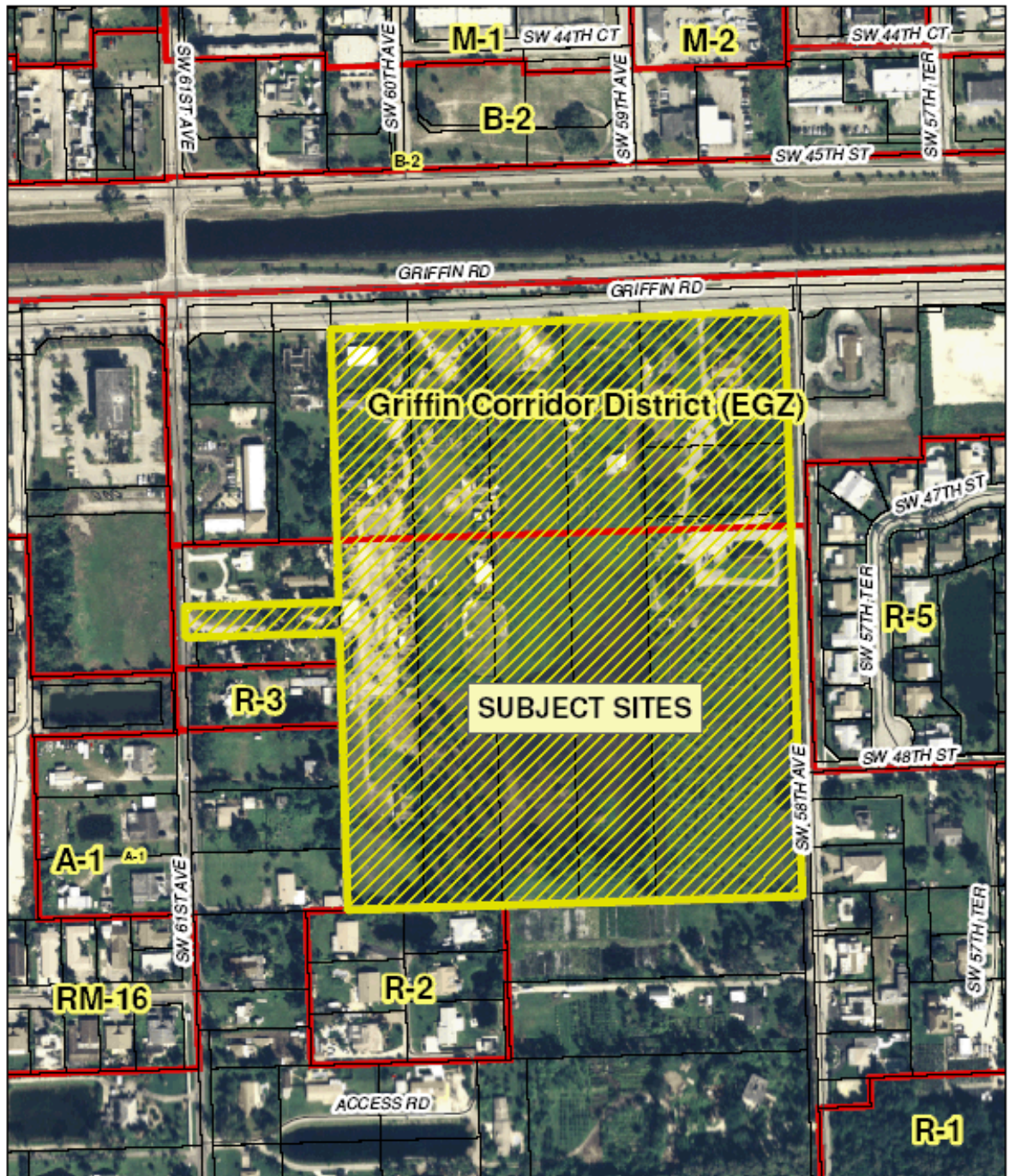
Prepared by the Town of Davie GIS Division


## Future Land Use Map

Prepared by: ID  
Date Prepared: 10/22/07

**Exhibit** (*Aerial, Zoning, and Subject Site Map*)





	<p>Date Flown: 12/29/06</p> <p style="text-align: center;">N</p> <p style="text-align: center;">0    150    300    600 Feet</p> <p style="text-align: center;">Prepared by the Town of Davie GIS Division</p>	<p style="text-align: center;">Zoning and Aerial Map</p> <p>Prepared by: ID Date Prepared: 10/22/07</p>
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